

**LEGAL DESCRIPTION**

Being a 0.11 of an acre tract of land known as Lot Four (4), Block Four (4), NEW CITY BLOCK 13815, as recorded in Volume 9518, Pages 123-126, Deeds and Plats Records of Bexar County, Texas; said 0.11 of an acre tract of being more particularly described as follows;

COMMENCING, at a ½ inch Iron Rod found at the intersection of the North right of way line of Lavaca Street (having 55.0' ROW) and the West right of way line of Waters Street (having a 55.0' ROW); THENCE,, South 42 degrees 19 minutes 24 seconds West, along the West right of way of said Waters Street a distance of 54.96 feet to an "X" Mark found for the Northeast corner and POINT OF BEGINNING of the tract herein described;

THENCE, S 42°19'24" W, CONTINUING ALONG THE West right of way of said Waters Street a distance of 109.66 feet to a Mag Nail set at the intersection of the West right of way of said Waters Street and the East right of way of Alamo Street (having varied right of way) for an angle point of the tract herein described;

THENCE, N 03°55'56" E, along the East right of way line of Alamo Street a distance of 137.63 feet to a Mag Nail with washer set for the Northwest corner of the tract herein described;

THENCE, S 48°09'11" E, leaving the East right of way line of said Alamo Street a distance of 29.99 feet to an "X" Mark found and continuing to a total distance of 86.58 feet to the POINT OF BEGINNING;  
CONTAINING; an area of 4686 square feet, 0.11 acres OF LAND MORE OR LESS

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM –SOUTH CENTRAL ZONE (4204) NAD83 (03)



Oscar Hernandez, R.P.L.S.  
R.P.L.S. Number 5005

